

There will be no charge for senior services or participation in community sponsored events. All residents will have access to the Center for individual events, programs or general use without membership by paying specific user fees. User fees will be discounted or eliminated for any resident who shows financial hardship.

SIZE OF THE COMMUNITY CENTER:

Ballard and King, a nationally recognized community center planner, has given a professional opinion that the "Center is modestly sized for Key Biscayne." According to the consultant, removing elements from the Center would underserve portions of the community and/or decrease the financial viability of the Center.

UNDERGROUND PARKING GARAGE:

The 80 space Community Center parking garage has been placed below grade to preserve as much green space as possible. Originally a three (3) story parking garage was planned next to Village Hall. This plan was rejected due to public input of neighbors. Although an expensive option, the underground garage is the best way to preserve green space and to decrease the bulk of the center. Using current technology, the underground garage will function extremely well.

VILLAGE'S FINANCIAL STANDING:

Recently, the Village of Key Biscayne was awarded an A+ rating from Standard and Poor and an Aa3 rating from Moody's. These independent financial ratings reflect the highest scores possible for a barrier island. Both these ratings included the debt service on the Community Center.

COST OF THE PROJECT:

Community Center and Taxes:

Financing for the Community Center's \$9.87 million construction has been obtained at very affordable rates. Operating costs of a well designed, financially viable Center such as this are projected to be substantially recovered through user fees. The Village's budget has the ability to absorb any subsidy of the operating costs that user fees do not cover. No tax increase is anticipated.

Financial Expenditures to Date for Design of Community Center:

• Architectural Fees* - Robert G. Currie Partnership:	\$733,155
• Consultant Fees - Ballard and King:	\$25,456
• Community Survey - Leisure Vision:	\$24,920
• Total:	\$783,531

Financial Impact to the Village if Construction is stopped by the Referendum:

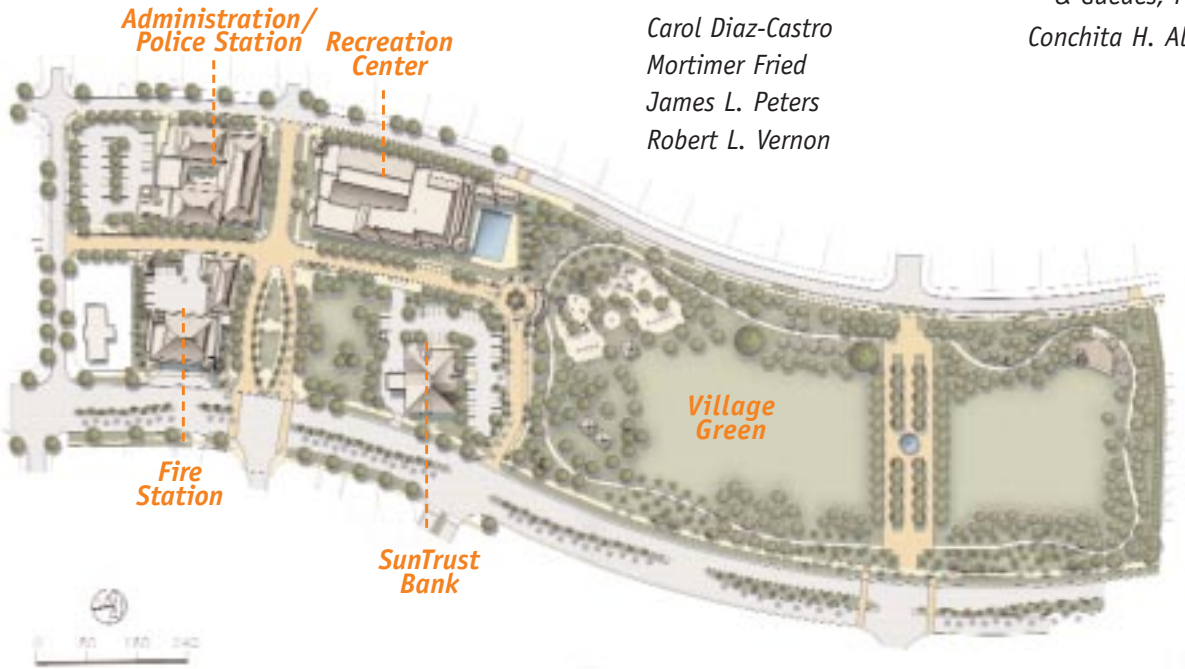
• Total from above:	\$783,531
• James A. Cummings Estimate to stop project 5/21/03**	\$3,997,217
• Total:	\$4,780,748

*This fee includes \$233,655 paid to have the Community Center redesigned

**Estimated cost to stop construction provided by James A. Cumming on 3/28/2003



Village of Key Biscayne Civic Center Master Plan



VILLAGE COUNCIL

Robert Oldakowski, Mayor
Jorge E. Mendia, Vice Mayor
Martha Fdez-Leon Broucek
Carol Diaz-Castro
Mortimer Fried
James L. Peters
Robert L. Vernon

ADMINISTRATIVE OFFICIALS

Jacqueline R. Menendez, Village Manager
Weiss Serota Helfman Pastoriza
& Guedes, P.A., Village Attorney
Conchita H. Alvarez, CMC, Village Clerk

Community Center Update SPECIAL ELECTION Information

Village of Key Biscayne
88 West McIntyre Street
Key Biscayne, Florida 33149



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just the FACTS

Publication by the Village of Key Biscayne for its Residents



Community Center Update

IF YOU VOTE NO

- The Community Center will be completed in the summer of 2004 at a cost of \$9.87 million
- The Community Center is not anticipated to result in an increase in property taxes
- It will be restricted to residents and their guests only

NO

SPECIAL ELECTION

WHEN:

May 20, 2003

EARLY VOTING

May 16th, 17th & 19th
from
9:00 AM to 5:00 PM

WHERE:

Community Room, #120, of Village Hall

YES

IF YOU VOTE YES

- The construction of the Community Center will stop and the project will be cancelled
- Our contractor projects costs of approximately \$4.0 million to stop the project and design of the current project has cost \$783,000 to date
- Completion of a Community Center would be delayed for the foreseeable future

"A successful community center would be one which (a) offers activities which the citizens want; (b) is financially viable; and (c) acts as a source of pride and community to the residents of Key Biscayne."

Community Center Review Committee, 2002

If you have any questions about the information contained in this document please feel free to call the Recreation Department **305-365-8901**.



May 2003

Recreation
Center

IN ORDER TO MEET ITS RESPONSIBILITY OF INFORMING THE COMMUNITY ON THE FACTS RELATING TO THE UPCOMING, TUESDAY, MAY 20TH ELECTION ON THE COMMUNITY CENTER, THIS DOCUMENT WAS APPROVED BY A MAJORITY OF THE VILLAGE OF KEY BISCAINE COUNCIL. THE FOLLOWING ARE FACTS RESPONDING TO THE MOST COMMONLY ASKED QUESTIONS AND FORMED THE BASIS FOR THE SUPPORT FOR THIS PROJECT BY THE LAST TWO COUNCILS.

PUBLIC OPINION:

How has the public been included in the Community Center project?

From its inception, the Community Center project has been driven by the public. Since incorporation in 1992, and at the behest of this community, every elected Village Council has placed the Community Center on its Goals & Objectives list. From the original 1997 design workshop to Village Council approval of this design, the Village has placed a premium on public input. Numerous public meetings, including seven community workshops dedicated exclusively to gathering public input and discussing the project in detail, have been undertaken. Most recently, a Community Center Review Committee was formed to review the project and a scientific survey was conducted to further assess public opinion.

COMMUNITY CENTER REVIEW COMMITTEE:

In 2002, the Council appointed 18 residents to serve on a committee to publicly review the Community Center project. The Committee was composed of residents who were opposed to the project as designed at that time, as well as residents who favored it. The Committee had the opportunity to review all pertinent information, to listen to the public, and to interview the architects, consultants, and other recreation professionals. They discussed the size, site, cost, and programming options for the Center. In order to validate assumptions of need and desire for the Center and proposed activities, they recommended that a statistically significant survey of the community be undertaken. They then made a number of recommendations to the Council and the community. After obtaining the survey results, the proposed Center meets all the recommendations of the Committee and the Village consultants including appropriate size and programming needs. The Community Center Review Committee report is available at web address www.vkb.key-biscayne.fl.us and the Key Biscayne Public Library.

THE DESIGN:

How has the building changed over the last year?

- Setbacks were increased from the original 10 ft. to 24 ft. or greater
- Height of the building was lowered not to exceed 35 ft.
- Interior air conditioned space of the building was reduced by 4,000 square feet from 42,000 square feet to 38,000 square feet
- A second pool was eliminated and the size of the pool deck was reduced
- Number of underground parking spaces was decreased by 25 from 105 to 80
- Climbing wall was eliminated
- Change design of multipurpose room to allow for theatre productions
- Eliminated eleven (11) parking spaces on Fernwood

SURVEY:

Why and how was the Community Center survey conducted?

As a means of assessing the need of the Center and, if so, what would residents use, how often, and how much would they be willing to pay. The Community Center Review Committee interviewed prominent, nationally recognized firms and recommended that Leisure Vision be hired. The Center currently being built meets the minimum requirements identified by the survey's results. The following are the summary points as presented by Leisure Vision's survey:

SURVEY SUMMARY

- The Village of Key Biscayne should proceed with plans to develop an indoor community center that has the following areas at a minimum:
 - a multipurpose indoor gymnasium
 - an outdoor pool with lap lanes
 - activity areas for youth/teen programs
- To ensure the financial viability of the facility (i.e., ability to cover operating expenses) the Village should strongly consider the inclusion of the following:
 - an indoor fitness or wellness area
 - a concession area
 - areas for dance and/or aerobics
- Other programming spaces should be reviewed for inclusion based on the marginal return on investment to the community- what is the overall benefit of adding the space (number of residents served, meeting needs of special groups, such as seniors, etc.) compared to the incremental cost of adding the space?
- The Village of Key Biscayne should begin developing a plan to ensure the future outdoor recreational needs of the community, particularly outdoor athletic fields, will be met.

The complete survey and conclusions can be reviewed in the Recreation Department segment of the Village of Key Biscayne web site at www.vkb.key-biscayne.fl.us and at the Key Biscayne Public Library.

Source: Leisure Vision/ETC Institute (May 2002)

FLOOR PLAN:

What does the building include?

Please refer to the current floor plan for details.

Why are these facilities important?

For a Center to be financially viable, it needs to have a number of elements that will drive user fees. Specifically, a wellness/ fitness center, a dance/aerobics studio, and a pool are indispensable parts of a financially viable center. A gymnasium, teen room, and senior services, although an essential part of any center are intended to meet the overall needs of the community, and are not profit centers. Other elements of the Center are intended to meet the overall needs of the community. For example, the multipurpose rooms in the second floor will be able to accommodate a myriad of activities, such as meetings, lectures, recitals, drama, and art exhibits which will be "a source of pride and community to the residents of Key Biscayne."

SITE PLAN REVIEW:

Is the center in the best possible location?

The Community Center Review Committee recommended two alternatives for the site plan: a North-South alignment and an East-West alignment. The Village Council selected the North-South option and rejected the East-West option deeming it to have significant disadvantages.

OPERATING COSTS:

With the assistance of Ballard & King, a nationally recognized consultant in the development and operation of community/recreation centers, a budget outlining projected operating costs, including expenditure and revenues has been created. The annual operating costs are estimated to be \$1,031,267. The greatest component of that budget is for staffing the center. Revenue projections are based on user fees and other income sources such as concessions, babysitting, and other services. Annual revenue projections range from \$758,101 to \$1,027,688. Any deficit will be subsidized by general tax revenues.

RESIDENT PRIVILEGE:

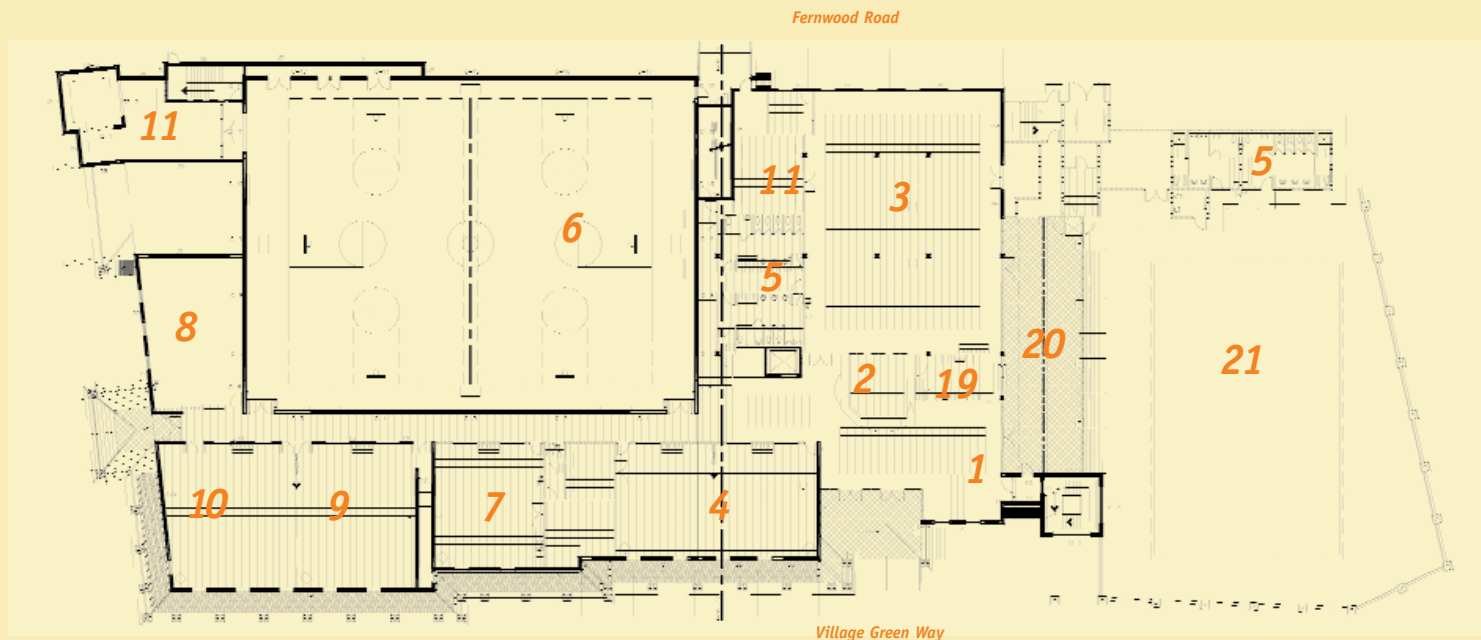
Who will use the Community Center?

Use of the Community Center will be limited to Key Biscayne residents and their guests only. That includes the center proper and the pool. This will be enforced through security access points. All residents will ultimately have I.D. cards for access.

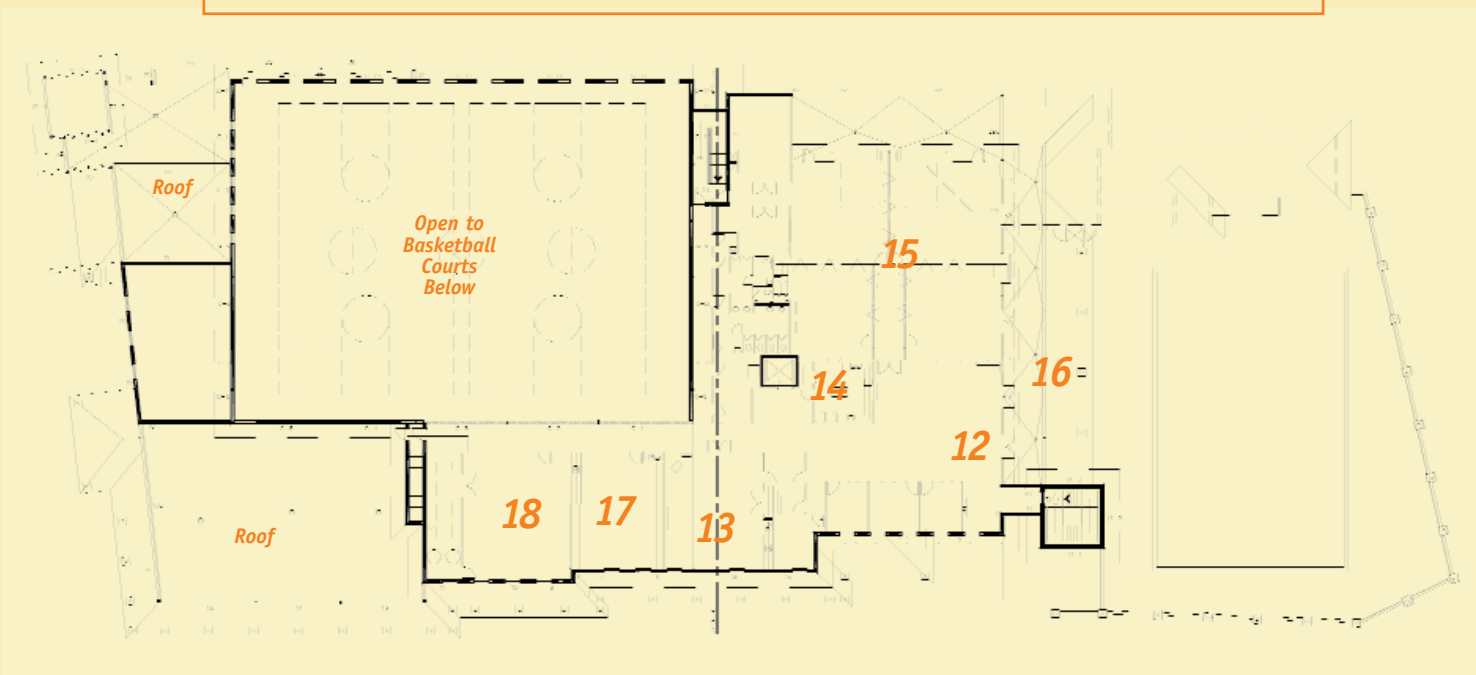
Will there be a charge?

The Village Council approved an Ordinance allowing for the establishment of user fees. These fees have not been established, but as an example, a yearly membership for a family of four is projected to range between \$350 - \$425.

↓ First Floor



- | | | |
|------------------------|-----------------|------------------------|
| 1. Lobby | 8. Play Station | 15. Multi-Purpose Room |
| 2. Front Desk | 9. Game Room | 16. Terrace |
| 3. Wellness Center | 10. Teen Room | 17. Computer Lab |
| 4. Aerobics/Dance Room | 11. Storage | 18. Craft Room |
| 5. Locker Rooms | 12. Lounge | 19. Concession |
| 6. Gymnasium | 13. Senior Room | 20. Porch |
| 7. Toddler Room | 14. Kitchen | 21. Swimming Pool |



↑ Second Floor